



City of Seattle
Department of Design,
Construction and Land Use

August 9, 2002

Dear 2211 Federal Ave E Neighbor,

In 1998, a Demonstration Program for Innovative Housing Design was implemented to help determine how to be successful in further diversifying Seattle's housing choices. The program was intended to establish alternatives to current housing options limited to conventional single family houses, condominiums, or apartments, which are not always desirable or affordable choices for many people. The Demonstration Program tested innovative residential design solutions, including detached accessory dwelling units (detached ADUs) using alternative development standards and processes. A detached ADU is a small living space on the same lot, but physically separate from an existing single family house. Generally, ADUs are allowed only within existing single family houses. Several detached ADUs were selected to proceed under the Demonstration Program. One was built in your neighborhood.

A component of the original Demonstration Program was to evaluate the success of selected projects against program criteria and assess their impact on the surrounding neighborhood. Out of ten total selections, four detached ADUs have been completely constructed, with two more currently in the permitting process. (Several others either abandoned their project or are waiting to apply.)

Please take a few moments to fill out the questionnaire on the reverse side and let us know how you feel about this type of housing and how it has affected your neighborhood. Just put the questionnaire in the enclosed postage-paid envelope, and drop it in the mail. Please try to return the questionnaire before September 6, 2002.

Your comments will help the City of Seattle determine the future of detached ADUs. Whether or not this type of housing will be allowed generally throughout the city will depend on the success of projects such as those permitted under the Demonstration Program and in your neighborhood. The City Council will ultimately make the decision about these units and will conduct further public hearings at a later date. Thank you for your time.

Sincerely,

Diane M. Sugimura
Acting Director, DCLU

Sample Survey Questionnaire



City of Seattle
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Detached Accessory Dwelling Unit Neighbor Questionnaire

What do you think of **THIS PARTICULAR** Detached ADU in your neighborhood? Please circle: 1=bad, 5=good

Overall parking impact on neighborhood	1	2	3	4	5
Overall traffic impact on neighborhood	1	2	3	4	5
Overall population impact on neighborhood	1	2	3	4	5
Overall impact on neighbors	1	2	3	4	5
Overall Quality of Design & Construction	1	2	3	4	5
How well it fits in with main house	1	2	3	4	5
How well it fits into the neighborhood	1	2	3	4	5

Comments:

IN GENERAL, what do you think of this type of housing? Please circle: 1=bad, 5=good

Overall parking impact	1	2	3	4	5
Overall traffic impact	1	2	3	4	5
Overall population impact	1	2	3	4	5
Overall environmental impact	1	2	3	4	5

Comments:

Were there any unintended consequences that need to be resolved with the Detached ADU in your neighborhood?

Comments:

Are you interested in constructing (or converting) a detached ADU? (Please circle)
Yes / No

Magnolia Detached ADU Neighborhood Survey Results

	# Responses				
<i>What do you think of THIS PARTICULAR Development in your neighborhood? Please circle: 1=bad, 5=good</i>	1	2	3	4	5
<i>Overall parking impact on neighborhood</i>	3	1	7	3	9
<i>Overall traffic impact on neighborhood</i>	2	0	8	4	9
<i>Overall population impact on neighborhood</i>	3	0	7	3	10
<i>Overall impact on neighbors</i>	3	1	5	4	10
<i>Overall Quality of Design & Construction</i>	0	3	0	7	13
<i>How well it fits in with main house</i>	3	2	2	5	11
<i>How well it fits into the neighborhood</i>	3	2	2	4	12
<i>Sum</i>	17	9	31	30	74
	16%		19%		65%
	Bad		Neutral		Good

	# Responses				
<i>IN GENERAL, what do you think of this type of housing? Please circle: 1=bad, 5=good</i>	1	2	3	4	5
<i>Overall parking impact</i>	5	2	5	3	7
<i>Overall traffic impact</i>	3	3	4	5	7
<i>Overall population impact</i>	4	0	6	4	8
<i>Overall impact</i>	4	2	5	3	8
<i>Sum</i>	16	7	20	15	30
	26%		23%		51%
	Bad		Neutral		Good

Survey Results

North Capitol Hill Detached ADU Neighborhood Survey Results

What do you think of THIS PARTICULAR Development in your neighborhood? Please circle: 1=bad, 5=good

Responses

	1	2	3	4	5
<i>Overall parking impact on neighborhood</i>	2	3	7	4	4
<i>Overall traffic impact on neighborhood</i>	0	3	9	3	5
<i>Overall population impact on neighborhood</i>	0	3	10	2	5
<i>Overall impact on neighbors</i>	0	3	7	3	6
<i>Overall Quality of Design & Construction</i>	0	1	2	2	14
<i>How well it fits in with main house</i>	1	1	3	3	12
<i>How well it fits into the neighborhood</i>	1	1	4	3	11
<i>Sum</i>	4	15	42	20	57

14%

Bad

30%

Neutral

56%

Good

Responses

IN GENERAL, what do you think of this type of housing? Please circle: 1=bad, 5=good

	1	2	3	4	5
<i>Overall parking impact</i>	3	4	6	2	5
<i>Overall traffic impact</i>	2	2	7	2	7
<i>Overall population impact</i>	2	1	8	2	7
<i>Overall impact</i>	2	1	9	1	7
<i>Sum</i>	9	8	30	7	26

21%

Bad

38%

Neutral

41%

Good

Green Lake Detached ADU Neighborhood Survey Results

What do you think of THIS PARTICULAR Development in your neighborhood? Please circle: 1=bad, 5=good

Responses

	1	2	3	4	5
<i>Overall parking impact on neighborhood</i>	4	3	8	3	11
<i>Overall traffic impact on neighborhood</i>	4	3	9	4	9
<i>Overall population impact on neighborhood</i>	3	2	10	3	11
<i>Overall impact on neighbors</i>	3	3	8	4	9
<i>Overall Quality of Design & Construction</i>	0	3	4	9	13
<i>How well it fits in with main house</i>	0	5	3	11	10
<i>How well it fits into the neighborhood</i>	2	3	2	9	13
<i>Sum</i>	16	22	44	43	76

19%

Bad

22%

Neutral

59%

Good

Responses

IN GENERAL, what do you think of this type of housing? Please circle: 1=bad, 5=good

	1	2	3	4	5
<i>Overall parking impact</i>	8	4	4	4	8
<i>Overall traffic impact</i>	8	3	4	5	8
<i>Overall population impact</i>	6	3	5	3	11
<i>Overall impact</i>	4	3	8	4	9
<i>Sum</i>	26	13	21	16	36

35%

Bad

19%

Neutral

46%

Good

Licton Springs Detached ADU Neighborhood Survey Results

<i>What do you think of THIS PARTICULAR Development in your neighborhood? Please circle: 1=bad, 5=good</i>	<i># Responses</i>				
	1	2	3	4	5
<i>Overall parking impact on neighborhood</i>	7	2	4	2	2
<i>Overall traffic impact on neighborhood</i>	7	1	4	1	3
<i>Overall population impact on neighborhood</i>	5	1	4	2	4
<i>Overall impact on neighbors</i>	6	1	3	1	6
<i>Overall Quality of Design & Construction</i>	4	3	3	0	7
<i>How well it fits in with main house</i>	4	1	3	4	5
<i>How well it fits into the neighborhood</i>	5	1	5	2	4
<i>Sum</i>	38	10	26	12	31
	41%		22%		37%
	Bad		Neutral		Good

	<i># Responses</i>				
<i>IN GENERAL, what do you think of this type of housing? Please circle: 1=bad, 5=good</i>	1	2	3	4	5
<i>Overall parking impact</i>	9	1	2	3	3
<i>Overall traffic impact</i>	8	1	4	1	4
<i>Overall population impact</i>	6	2	5	1	4
<i>Overall impact</i>	6	2	3	2	5
<i>Sum</i>	29	6	14	7	16
	49%		19%		32%
	Bad		Neutral		Good